

# TRAILS AT CROWFOOT FILING NO.5

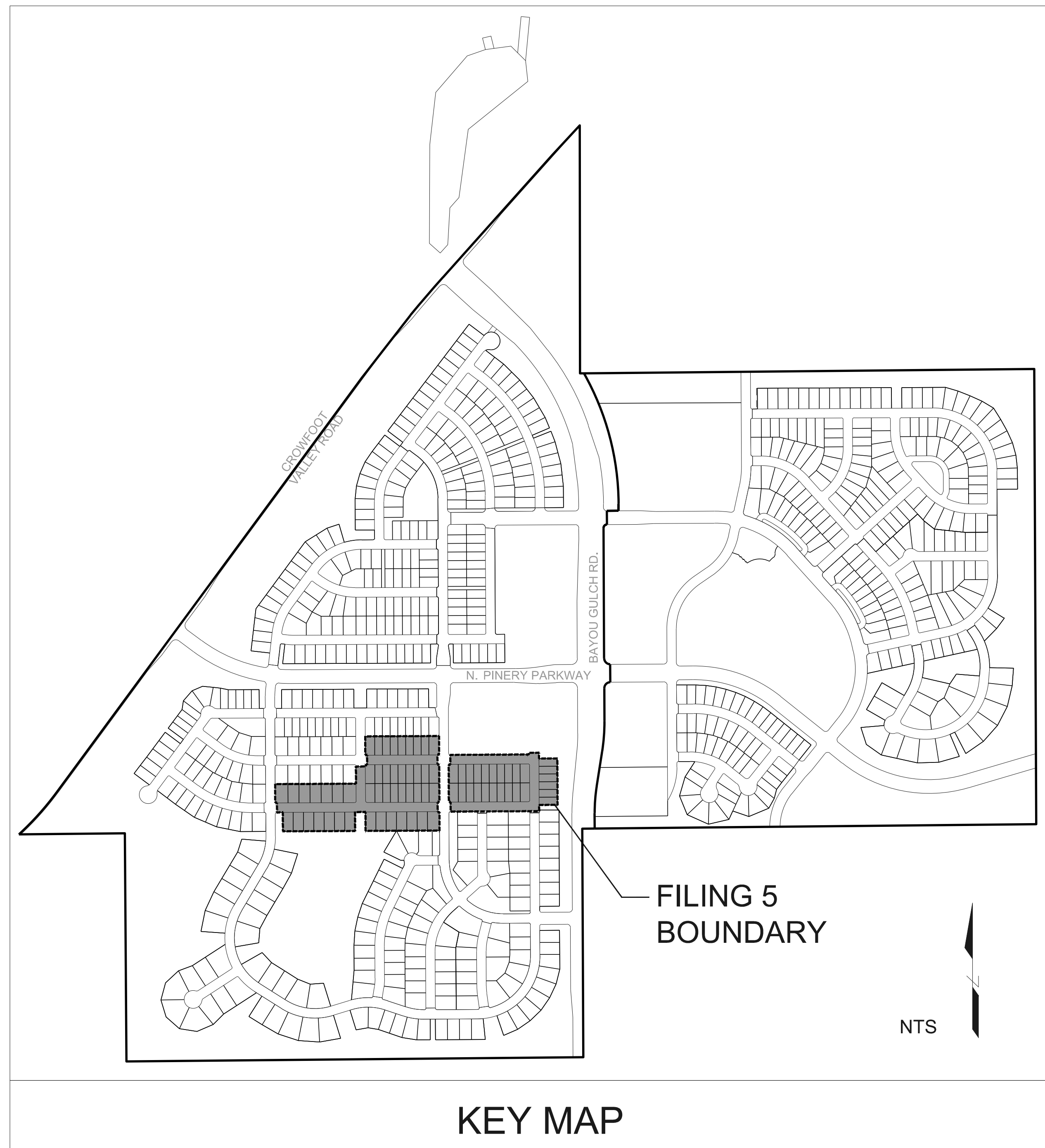
## FINAL LANDSCAPE PLANS



Final Document  
Subject To Conditions In Approval Letter

APPROVED DATE: 06/19/2018

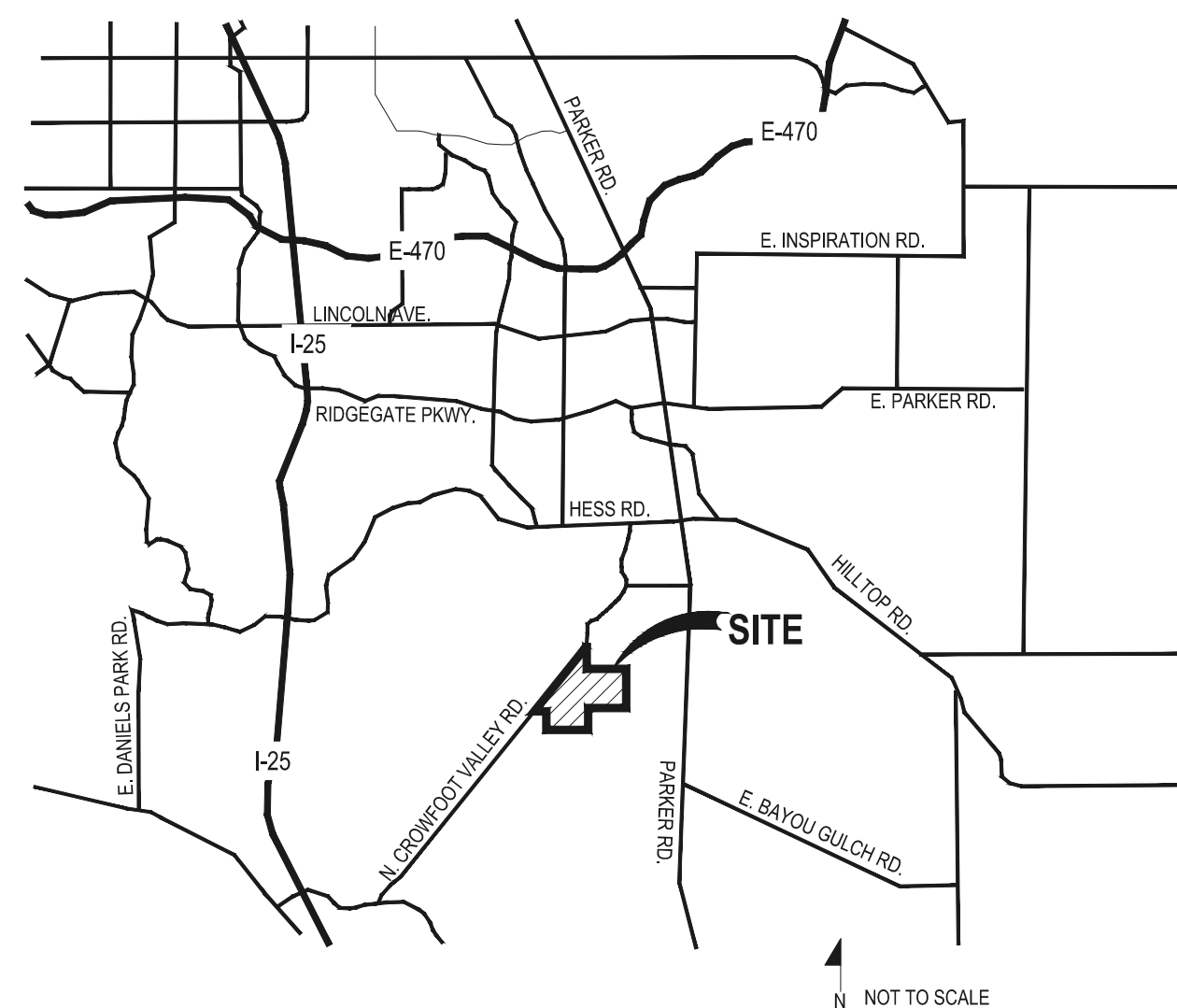
Planning Approval By: S. Nerger



FILING 5  
BOUNDARY

NTS

VICINITY MAP



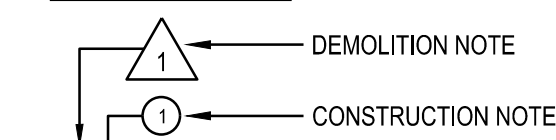
KEY MAP

Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L2.0	SITE & LANDSCAPE DETAILS
L2.1	SITE & LANDSCAPE DETAILS
IR1.1	IRRIGATION PLAN & NOTES
IR2.1	IRRIGATION DETAILS

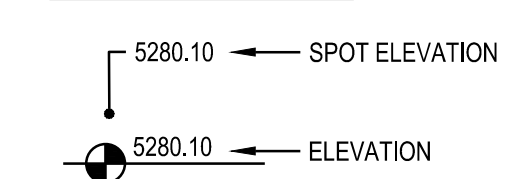
### SYMBOLS & ABBREVIATIONS

AC = ACRE  
APPROXIMATE = APPROX.  
B&B = BALL AND BURLAP  
BOC = BACK OF CURB  
B.M. = BENCH MARK  
BLDG. = BUILDING  
B.S. = BOTTOM OF STAIR  
B.W. = BOTTOM OF WALL  
CAL. = CALIPER  
C.B. = CATCH BASIN  
CL CATCH BASIN CENTER LINE  
C.O. = CLEANOUT  
COL. = COLUMN  
CONC. = CONCRETE  
CONT. = CONTINUOUS  
CONTR. = CONTRACTOR  
C.F. = CUBIC FEET  
C.Y. = CUBIC YARD  
DET. = DETAIL  
DIM. = DIMENSION  
DIA. = DIAMETER  
DWG. = DRAWING  
EA. = EACH  
ELEV. = ELEVATION  
EXIST. = EXISTING  
E.P. = EDGE OF PAVING  
EXP. = EXPANSION  
E.W. = EACH WAY  
F.F. = FINISH FLOOR  
F.G. = FINISH GRADE  
FIN. = FINISH  
F.H. = FIRE HYDRANT  
FL. = FLOW LINE  
FTG. = FOOTING  
FT. = FEET  
GA. = GAUGE  
GALV. = GALVANIZED  
H.W. = HEAD WALL  
H.P. = HIGH POINT  
HT. = HEIGHT  
HORIZ. = HORIZON  
I.D. = INNER DIAMETER  
IN. = INCH  
INW. = INVERT  
L.P. = LOW POINT  
L.F. = LINEAR FEET  
MAX. = MAXIMUM  
M.H. = MAN HOLE  
MIN. = MINIMUM  
MISC. = MISCELLANEOUS  
N.I.C. = NOT IN CONTRACT  
N.T.S. = NOT TO SCALE  
O.C. = ON CENTER  
O.D. = OUTSIDE DIAMETER  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF CONNECTION  
P.V.C. = POLYVINYL CHLORIDE  
PIPE  
PL. = PROPERTY LINE  
R. = RADIUS  
R.C.P. = REINFORCED CONCRETE PIPE  
R.O.W. = RIGHT OF WAY  
REQD. = REQUIRED  
REINF. = REINFORCED  
SHT. = SHEET  
SPEC. = SPECIFICATIONS  
SQ. = SQUARE  
S.F. = SQUARE FEET  
S.Y. = SQUARE YARD  
S.S. = STAINLESS STEEL  
T.C. = TOP OF CURB  
T.S. = TOP OF STAIR  
T.W. = TOP OF WALL  
TYP. = TYPICAL  
W/O = WITH OUT  
W.W.M. = WOVEN WIRE MESH

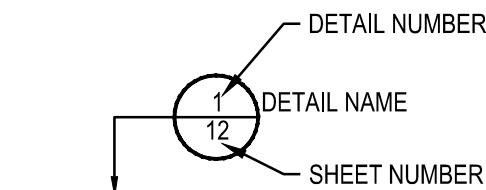
### NOTE IDENTIFICATION



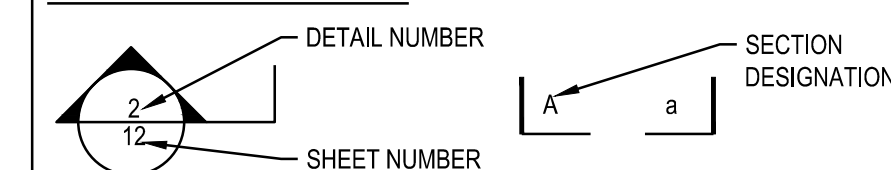
### ELEVATION IDENTIFICATION



### DETAIL IDENTIFICATION



### DETAIL SECTION IDENTIFICATION



### GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK. ANY PROPOSED CHANGE TO THE APPROVED LANDSCAPE PLAN NEEDS APPROVAL FROM THE TOWN PLANNING DEPARTMENT AND MAY REQUIRE A SITE PLAN AMENDMENT.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ALL REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

OWNER / DEVELOPER    PLANNER / LANDSCAPE ARCHITECT    CIVIL ENGINEER

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112



pcs group inc. www.pcsgroupco.com  
#3, B-180 Independence plaza  
1007 14th street, denver co 80265  
1 303.531.4905, f 303.531.4908

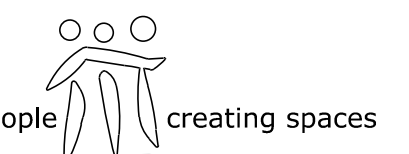


10333 E. DRY CREEK RD. #240  
ENGLEWOOD, CO 80112  
720-482-9526

Prepared For

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com  
#3, B-180 Independence plaza  
1007 14th street, denver co 80265  
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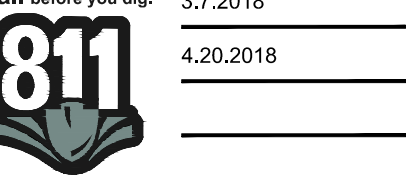
Engineering



10333 E. DRY CREEK RD. #240  
ENGLEWOOD, CO 80112  
720-482-9526

TRAILS AT CROWFOOT  
FILING NO. 5  
PARKER, COLORADO  
FINAL LANDSCAPE PLANS

Drawn by: JMI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 10.06.2017  
12.22.2017  
3.7.2018

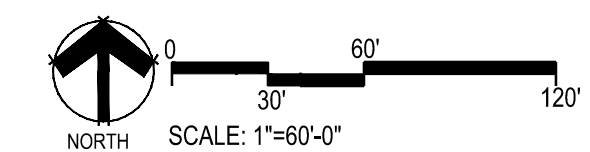
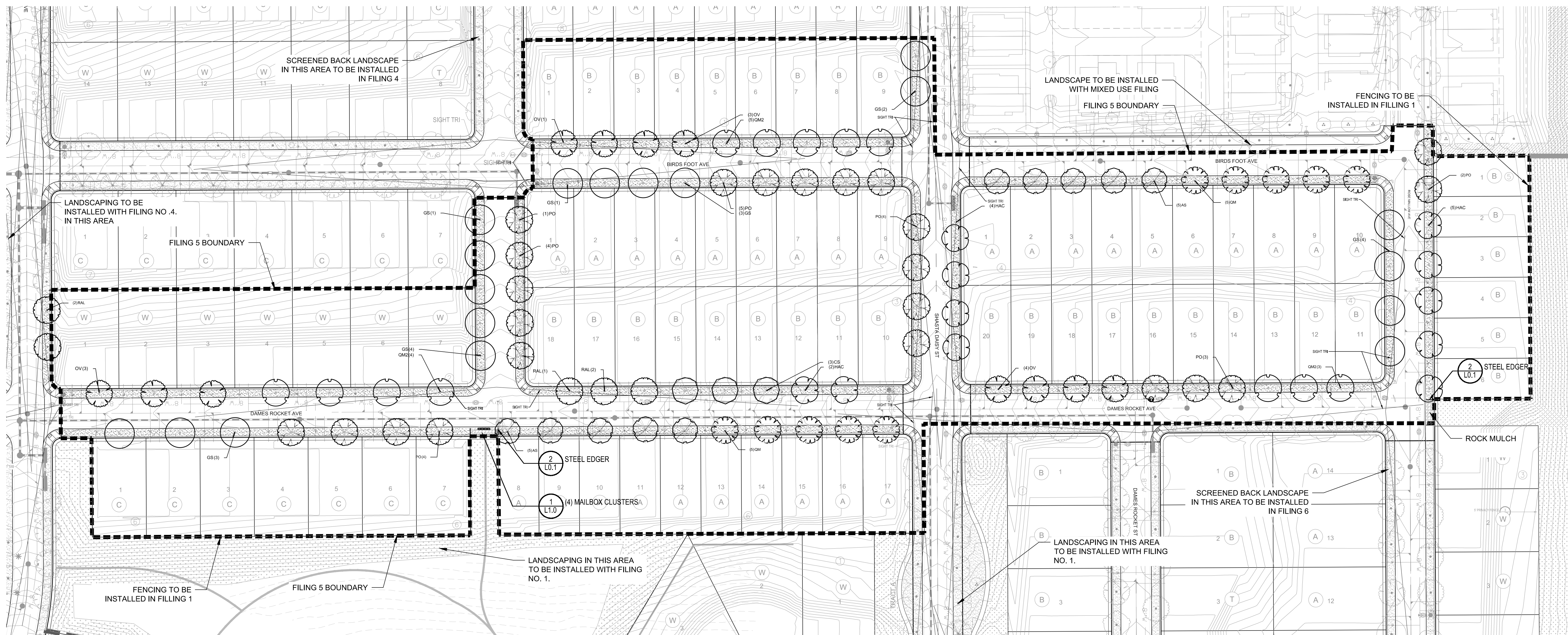


Sheet Name  
LANDSCAPE  
COVER SHEET

Sheet Number

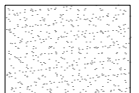

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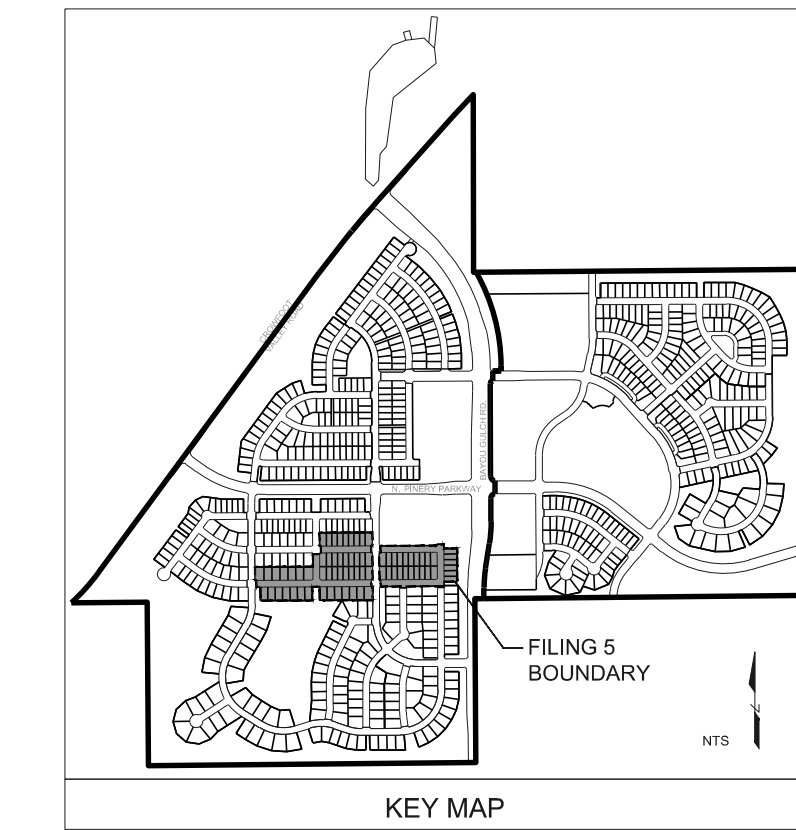




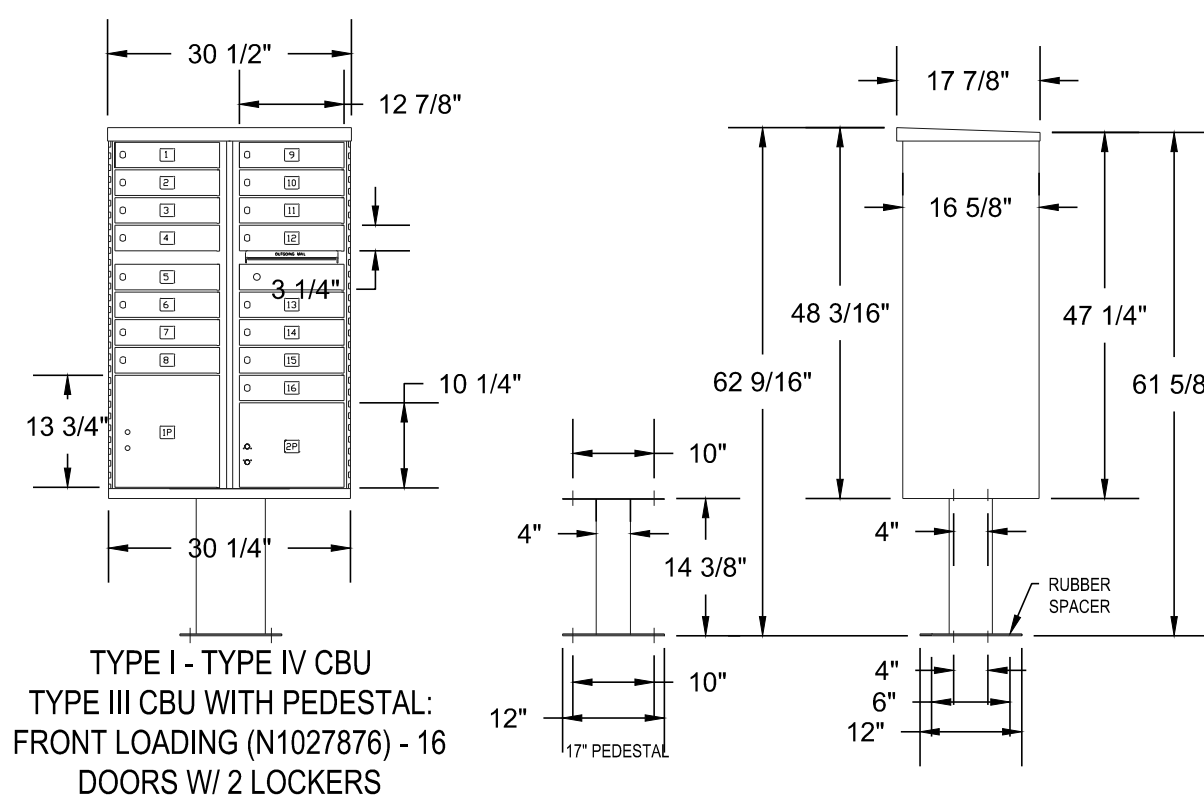
**STREETSCAPE PLANT & GROUNDCOVER LIST**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AS	10	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL
CS	3	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL
HAC	11	CEL'TIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL
GS	18	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5" CAL
OV	11	OSTRYA VIRGINIANA	AMERICAN HORNBEAM	B & B	2.5" CAL
PO	23	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL
QM	10	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL
QM2	12	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL
RAL	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	40,364 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD
	467 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDCSP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH



- Notes:  
 1. Installation to be completed in accordance with specifications by factory authorized installers.  
 2. Contractor to verify concrete pad dimension & construction specifications with USPS before constructing  
 3. Contractor to make submittals for mailbox cluster units for review & approval, with pricing info, prior to ordering clusterboxes.



POSTAL PRODUCTS UNLIMITED, INC  
 500 W OKLAHOMA AVE.  
 MILWAUKEE, WI 53207  
 TOLL FREE: 1-800-229-4500  
 PHONE: (414) 290-1500  
 FAX: (800) 570-0007  
 www.mailproducts.com



Note:  
 Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.


Outdoor Pedestal Mailbox  
 Units: 12 Box (F181570-12)  
 16 Box (F181570-16)  
 Weight: 12 Box = 138 lbs  
 16 Box = 161 lbs  
 Height: 62" Width: 28.5" Depth: 17.5"

Available from:  
 U.S. Mail Supply  
 1.800.571.0147  
 www.usmailsupply.com

- NOTES:  
 1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.  
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.  
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.  
 4. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.

**1 MAILBOX CLUSTER**

NOT TO SCALE

Drawn by: JWI, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 10.06.2017  
 12.22.2017  
 Know what's below. Call before you dig.  
  
 4.20.2018

Sheet Name  
**OVERALL LANDSCAPE PLAN**

Sheet Number  
**L1.0**